Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Address and contact details (please include phone number & email address):

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgd15 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
Please clearly reference the individual Local Green Space’s code provided in both the List of nominated Local Green Spaces and the maps, available form www.southglos.gov.uk/lgd15

LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown
(If you are not the landowner please now continue to Section B)

If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE

If not previously provided. Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. www.southglos.gov.uk/lgsd15

IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP

This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the Mapped, nominated Local Green Spaces: www.southglos.gov.uk/lgsd15

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

   No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

   No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. I believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim of plan making.
3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The designated space is fairly contained with clearly defined edges and boundaries of natural hedgerows. It is less than 19 hectares. The space feels local in character and scale. Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas. Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them. It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton. The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

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D) **Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgd15](http://www.southglos.gov.uk/lgd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
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LGSD177 Engine Common

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(If you are not the landowner please now continue to Section B)

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It believe it is less than 19 hectares.
The space feels local in character and scale.
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LGSD177 Engine Common

A) Ownership of Local Green Space

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Bloor Homes?

Is the land owner aware of the proposal to designate their land?

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(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

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Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

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3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)
The designated space is fairly contained with clearly defined edges and boundaries of natural hedgerows. It believe it is less than 19 hectares. The space feels local in character and scale. Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

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Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them.

It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

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5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

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D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

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LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

<table>
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<tr>
<th>Response</th>
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If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

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### B) Map of proposed Local Green Space

**PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE**

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LGSD177 Engine Common

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LGSD177 Engine Common

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It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them.
It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton.
The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

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D) **Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
7. The proposed space is of particular local significance because of its historic significance
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Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Address and contact details (please include phone number & email address):

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- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please **first** check the List of Nominated Local Green Spaces and maps which can be viewed at: [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

**PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE**

**Name and code of nominated space:**

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LGSD177 Engine Common

**A) Ownership of Local Green Space**

Please indicate if you or your organisation are the landowner:

**NO**

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

*(If you are not the landowner please now continue to Section B)*
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
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IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
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C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

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No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. I believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim of plan making.

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The designated space is fairly contained with clearly defined edges and boundaries of...
It is less than 19 hectares. The space feels local in character and scale.

Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

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LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

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C) Does the space meet the national criteria for designation as a Local Green Space?

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3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The designated space is fairly contained with clearly defined edges and boundaries of
natural hedgerows.
It believe it is less than 19 hectares.
The space feels local in character and scale.
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LGSD177 Engine Common

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Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty  
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11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.

**Engine Common** is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world.

I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

**Engine Common** exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces. I believe it is in an area of outstanding natural beauty.

**Engine Common** is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry VIIIth amongst them. It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

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Your name / organisation:

Address and contact details (please include phone number & email address):

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- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgd15 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
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LGSD177

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes

Is the land owner aware of the proposal to designate their land?

Unknown
If you are not the landowner please now continue to Section B

If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
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IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
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C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

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No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. I believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim
3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The designated space is fairly contained with clearly defined edges and boundaries of natural hedgerows. It is less than 19 hectares. The space feels local in character and scale. Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

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I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

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LGSD177

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Bloor Homes

Is the land owner aware of the proposal to designate their land?

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(If you are not the landowner please now continue to Section B)

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LGSD177 Engine Common

**A) Ownership of Local Green Space**

Please indicate if you or your organisation are the landowner:

**NO**

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Bloor Homes?

Is the land owner aware of the proposal to designate their land?

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*(If you are not the landowner please now continue to Section B)*
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It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.
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Your name / organisation:

Address and contact details (please include phone number & email address):

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- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgsd15 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
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LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
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IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
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C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)
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3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)
   The designated space is fairly contained with clearly defined edges and boundaries of
natural hedgerows.  
It believe it is less than 19 hectares.  
The space feels local in character and scale.  
Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world.  I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.  

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all.  The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

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It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton.

The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

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D) **Why is the space of particular local significance?**

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
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LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

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D) **Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

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LGSD177 Engine Common

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C) Does the space meet the national criteria for designation as a Local Green Space?

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I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

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In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
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Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgd15 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
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LGSD177 Engine common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
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IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
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C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)
   No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)
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3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)
   The designated space is fairly contained with clearly defined edges and boundaries of
natural hedgerows. It believe it is less than 19 hectares. The space feels local in character and scale. Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them. It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton. The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

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D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
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LGSD177 Engine Common

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If you are not the landowner can you provide their name and contact details?

Bloor Homes?

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(If you are not the landowner please now continue to Section B)
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It believe it is less than 19 hectares.  
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It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

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LGSD177 Engine Common

A) Ownership of Local Green Space

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Bloor Homes?

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(If you are not the landowner please now continue to Section B)
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LGSD177 Engine Common

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3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The designated space is fairly contained with clearly defined edges and boundaries of
natural hedgerows. It believe it is less than 19 hectares.
The space feels local in character and scale.
Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

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It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

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D) **Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
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LGSD177 Engine common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

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IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
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C) Does the space meet the national criteria for designation as a Local Green Space?

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LGSD177

A) Ownership of Local Green Space

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Bloor Homes?

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*(If you are not the landowner please now continue to Section B)*
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LGSD177 Engine Common Ladden Brook Ward

A) Ownership of Local Green Space
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Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton. The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

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D) **Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

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Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Save Engine Common

Address and contact details (please include phone number & email address):

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

**PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE**

**Name and code of nominated space:**

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LGSD177

**A) Ownership of Local Green Space**

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

*(If you are not the landowner please now continue to Section B)*
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

<table>
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| IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP |
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| C) Does the space meet the national criteria for designation as a Local Green Space? |
| Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details of the criteria and guidance on what sort of information you may wish to submit): |

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)
   
   No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)
   
   No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. I believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim of plan making.

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)
   
   The whole rural essence that is derived from walking along Dyers Lane and Mission Road
emanates from the surrounding fields and pastures, the charm and character of the area are as much about the view as the rights of way. An impossible to measure value based simply on the joy of being in the countryside and not the town.

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LGSD177

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

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LGSD177

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Bloor Homes?

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D) Why is the space of particular local significance?

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I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

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Address and contact details (please include phone number & email address):

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- a map of the boundaries
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- specific justification for why it is demonstrably special to the local community

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PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
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LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?
Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

| Blank Line |

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

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### B) Map of proposed Local Green Space

**PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE**

If not previously provided. Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15)

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**IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP**

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### C) Does the space meet the national criteria for designation as a Local Green Space?

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3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

   The designated space is fairly contained with clearly defined edges and boundaries of...
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It believe it is less than 19 hectares.
The space feels local in character and scale.
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4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

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LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

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Bloor Homes?

Is the land owner aware of the proposal to designate their land?

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(If you are not the landowner please now continue to Section B)
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LGSD177 Engine Common

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Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Address and contact details (please include phone number & email address):

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgsd15 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
Please clearly reference the individual Local Green Space’s code provided in both the List of nominated Local Green Spaces and the maps, available form www.southglos.gov.uk/lgsd15

LGSD177

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

We support this designation for Green Space.

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
If not previously provided. Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. www.southglos.gov.uk/lgd15

IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the Mapped, nominated Local Green Spaces: www.southglos.gov.uk/lgd15

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. We believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim of plan making.

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The whole rural essence that is derived from walking along Dyers Lane and Mission Road
emanates from the surrounding fields and pastures, the charm and character of the area are as much about the view as the rights of way. An impossible to measure value based simply on the joy of being in the countryside and not the town.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V11th amongst them. It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton. The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

The protection of Engine Common is supported by the friends of Iron Acton and the Save Engine Common Campaign who's 250 signatures go to prove the value of this area to local people. A successful, well supported and publicised campaign was ran to save this area for the local community and is supported by our local councillors among them Howard Gawler and until recently our local MP Steve Webb.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.
D) **Why is the space of particular local significance?**

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) [www.southglos.gov.uk/lgsd15](http://www.southglos.gov.uk/lgsd15) provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
7. The proposed space is of particular local significance because of its historic significance
8. The proposed space is of particular local significance because of its recreational value
9. The proposed space is of particular local significance because of its tranquillity
10. The proposed space is of particular local significance because of its richness of wildlife
11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.

Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world.

I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces. I believe it is in an area of outstanding natural beauty.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them.

It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.
Please return completed forms by close of business on 30th July 2015:

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Hi

I was so pleased to hear that Engine Common & Iron Acton are now designated green space by South Glos Council. I think it is so important to have areas of green belt land to keep villages as villages.

Regards

GKN Aerospace Services
This e-mail and any attachments transmitted with it contain information which is confidential, intended solely for the addressee(s) and which may also be privileged or exempt from disclosure under applicable law. If you are not the addressee(s), or have received this e-mail in error, please notify the sender immediately, delete it from your system and do not copy, print, disclose or use any part of it or its attachments. Internet communications are not guaranteed to be secure or free of any virus. The GKN Group does not accept liability for any loss or damage arising in any way from changes to this e-mail or its attachments which may occur in transmission due to network, machine or software failure or manufacturer or operator error, or from unauthorised access or interference with internet communications by any third party or from the transmission of any viruses. Any opinion or other information in this e-mail or its attachments that does not relate to the business of the GKN Group or any part of it is personal to the sender and is not given or in any way endorsed by the GKN Group or any part of it.

GKN Aerospace Services Limited is registered in England No. 355922
Registered office: Ferry Road, East Cowes, Isle of Wight, PO32 6RA, England

Reviewed 21st February 2007

This email message has been scanned & delivered safely by Mimecast, for more information please visit http://www.mimecast.co.uk
6th January 2016
SW/sae/51754

Dear Sirs

Re: Local Green Space Designation 177 [redacted]

I refer to my recent telephone conversations with Jane concerning the ownership of land by the [redacted] on Engine Common.

I have now clarified with my clients that their land which comprises GR358499 does not fall within the Green Space reference LGSD 177 at Engine Common, as identified edged red on the attached plan.

I therefore do not consider that in this instance, our clients land is affected by the proposal.

Please advise if this has not been correctly interpreted.

Thanking you

Yours faithfully

[Redacted]

Stewart Waters MRICS FAAV
RICS Registered Valuer

Enc
Local Green Space Consultation – June 2015 Response Form

Your name / organisation:  
IRON ACTON PARISH COUNCIL

Address and contact details (please include phone number & email address):


In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

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LGSD177 – Engine Common (South)

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

No

If you are not the landowner can you provide their name and contact details?

Not at present

Is the land owner aware of the proposal to designate their land?

Not known
(If you are not the landowner please now continue to Section B)

If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
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C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)
   No – an application for substantial housing was refused both on application and appeal.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)
   No

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)
   Not extensive, local in character
4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Yes, it is near to Dyers Lane, Mission Road and North Road, and accessible by public footpath.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

Yes, please see below.

D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

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10. The proposed space is of particular local significance because of its richness of wildlife
11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.

Please see comments previously made.

6. Visual characteristics with natural hedgerows, ancient protected Oak trees and natural grazing meadows including wild flowers. Acts as a beautiful rural haven on the edge of the busy town of Yate.

7. Historically in the northern part this was a refuge for Nuns giving rise to the name Mission Road, the remnants of the Mission building are still visible. In older historical terms, this was part of a vast common area serving the peoples of Yate and surrounding villages.

8. The area is well used by the local community, ramblers and dog walkers, with the adjacent single-track lanes being used by cyclists and horse-riders because of lack of traffic they are safe to use. Local care homes regularly use this area for outside stimulation and therapy for their patients. There is a network of footpaths that covers this space.

9. This part of Engine Common exudes a tranquil and calm ambience because it is not directly near major roads, rather is bounded by single-track rural lane with a particularly
peaceful atmosphere.

10. The inherent peacefulness and tranquillity encourages and allows an abundance of diverse wildlife, including dragonflies, birds, badgers, foxes and deer. This has been mentioned by Planning Inspectors during successful objections to developments within some of this area.

11. This is substantiated by previous comments submitted by a member of the public – “I would like to support the nomination of Engine Common as a local green space. I live on the Common with a bridle path running past my house. The path is used continuously during daylight by dog walkers, joggers, cyclists and horse riders. The path get particularly busy during the sunny summer weekends. The network of lanes and paths across the Common provides access to a rural space that the people of north Yate can enjoy without the need to use a car, bus or train. The area provides a home for wildlife. I frequently see foxes, badgers, owls, bats and raptors (I think they are buzzards). There is also the occasional deer in my garden. We used to have hedgehogs but I haven’t seen them for a while; I think the badgers have eaten them. A vital border between the parishes of Iron Acton and Yate keeping the two areas separate and allowing them to keep their own identities. A rural haven on the edge of a busy town offering recreational activities for walkers, cyclists and horse riders. Large ancient meadows, a multitude of wildlife and a country feel to raise your spirits, the character and charm of the area that two Government Inspectors have classed as too beautiful to spoil and all the local people agree with that. Also many non-local people want to keep Engine Common green and house-free based on the 250 names added to the “Save Engine Common” petition. Tranquillity, diversity of wildlife, beauty in context of North Road”.

Please return completed forms by close of business on 30th July 2015:

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By post: Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, Environment and Community Services Department, PO Box 299, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR.

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## Iron Acton Parish

<table>
<thead>
<tr>
<th>Green Space Code</th>
<th>Name of Nominated Space</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGSD177</td>
<td>Engine Common</td>
<td>Ladden Brook Ward</td>
</tr>
</tbody>
</table>

![Map of Iron Acton Parish](map_image_url)
Local Green Space Consultation – June 2015 Response Form

Your name / organisation:

Address and contact details (please include phone number & email address):

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Therefore please **first** check the List of Nominated Local Green Spaces and maps which can be viewed at: [www.southglos.gov.uk/lgd15](http://www.southglos.gov.uk/lgd15) which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

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LGSD177 Engine Common

**A) Ownership of Local Green Space**

Please indicate if you or your organisation are the landowner:

**NO**

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

**Unknown**

*(If you are not the landowner please now continue to Section B)*
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
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This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the Mapped, nominated Local Green Spaces: www.southglos.gov.uk/lgd15

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)

No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. I believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim of plan making.

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

The designated space is fairly contained with clearly defined edges and boundaries of
natural hedgerows. It believe it is less than 19 hectares. The space feels local in character and scale. Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them.
It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton.
The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

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D) Why is the space of particular local significance?

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• an explanation of how it meets the criteria for designation and
• specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgsd15 which identifies where further information on any of the above is still needed and then provide us with the additional information where necessary using this form:

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
Please clearly reference the individual Local Green Space’s code provided in both the List of nominated Local Green Spaces and the maps, available form www.southglos.gov.uk/lgsd15

LGSD177 Engine Common

A) Ownership of Local Green Space

Please indicate if you or your organisation are the landowner:

NO

If you are not the landowner can you provide their name and contact details?

Bloor Homes?

Is the land owner aware of the proposal to designate their land?

Unknown

(If you are not the landowner please now continue to Section B)
If you are the landowner, are you in support of or objecting to the proposals to designate this land?

If you are objecting to the proposals to designate your land, what are your reasons? (please refer to criteria in sections C and D below in particular)

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
If not previously provided. Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. www.southglos.gov.uk/lgd15

IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the Mapped, nominated Local Green Spaces: www.southglos.gov.uk/lgd15

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)
   No.

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)
   No – Land has been allocated in the nearby area for housing and suitable land has been designated by the council to support the plan for sustainable development needs. I believe the land (LDSD177) compliments investment in homes and other essential services and is consistent with local planning for sustainable development in the area. The space is capable of enduring beyond the plan period and does not undermine the aim of plan making.

3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)
   The designated space is fairly contained with clearly defined edges and boundaries of
natural hedgerows. It believe it is less than 19 hectares.
The space feels local in character and scale.
Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world. I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them.
It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

Engine Common is a local area and is easily accessed by the surrounding local areas of Yate, Chipping Sodbury, Westerleigh and of course Iron Acton.
The space is in close proximity to the community it serves well within walking distance of the surrounding area these include Iron Acton, North Road, Brimsham park – the site of the new development.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

The protection of Engine Common is supported by the friends of Iron Acton who have run a successful, well supported and publicised campaign to save this area for the local community and is supported by our local councillors among them Howard Gawler and until recently our local MP Steve Webb.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.
D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
7. The proposed space is of particular local significance because of its historic significance
8. The proposed space is of particular local significance because of its recreational value
9. The proposed space is of particular local significance because of its tranquillity
10. The proposed space is of particular local significance because of its richness of wildlife
11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.

Engine Common is significant in its visual characteristics with natural hedgerows, old oak trees and undulating meadows providing natural habitats for an abundance of valuable species and their continued priceless existence in our modern and changing world.

I believe it is mentioned in the Doomsday Book and the area has local connections with the historic and treasured Acton Court.

It is well used by the local community and ramblers and is criss crossed with public walkways enabling access to all. The area is beloved by dog walkers and local people and is a focus for local people to meet and maintain contact with their local community and the surrounding areas.

Engine Common exudes a tranquil and calm ambience of immeasurable value to the local community and serves to bind the locality, young and old alike who use it with a shared joy of their heritage – the beautiful English countryside. It becomes even more important and relevant with the increasing needs of our ever growing population, to preserve these important and beautiful local green spaces. I believe it is in an area of outstanding natural beauty.

Engine Common is filled with diverse wildlife – dragon flies, newts, birds and bats and supports species and habitats concerned with the welfare of the natural environment. Giant oaks, remnants of our ancient woodlands accessed and used by our magnificent predecessors Henry V111th amongst them.

It provides a valuable wildlife corridor to enable the continuation of favourable species of Flora and Fauna.

I believe it is of particular interest to the locality because of its connection to the ancient mining community, there is a mine available to this day that is of local and historical interest.
Please return completed forms by close of business on 30th July 2015:

By e-mail: PlanningLDF@southglos.gov.uk
By post: Strategic Planning Policy and Specialist Advice Team, South Gloucestershire Council, Environment and Community Services Department, PO Box 299, Civic Centre, High Street, Kingswood, Bristol, BS15 0DR.

Viewing documents

The consultation documents can be viewed from: www.southglos.gov.uk/lgsd15

The consultation documents are also available to view online at:

- South Gloucestershire Libraries (please refer to www.southglos.gov.uk/libraries for locations and opening times); and

- The Council’s One-Stop Shops, from 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, in the following locations:
  
  - Thornbury Library, St Mary Street, Thornbury, BS35 2AA
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Patchway Hub, Rodway Road, Patchway, BS34 5PE

Data protection

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.
To Strategic Planning Policy and Specialist Advice Team.

Ref LGSD177 and LGSD 806

Dear Sir,

As the Landowner I strongly object to your letter dated 17th July 2015.

The field in question was bought before the war and planted in wheat for the war effort for Freedom of Choice. It passed to and I don’t see what right you have to say what we do with it. Freedom of Choice.

In the 1950s-1960s North Road was for Financing and that’s when everyone else sold their Road Frontage for Building and my had one house built. Just because we chose not to sell that field I have a family who might want to when I’m gone on.

Yours Sincerely
Landowner/leaseholder - Local Green Space Consultation – June 2015
Response Form

Your name / organisation:
David James & Partners

Address and contact details (please include phone number & email address):
Hartley House
Badminton Road
Old Sodbury
Bristol
BS37 6LX

In order to be able to proceed with the protection of the green spaces that have been put forward for designation as Local Green Spaces we must have for each space:

- details of the ownership of the land (if at all possible)
- a map of the boundaries
- an explanation of how it meets the criteria for designation and
- specific justification for why it is demonstrably special to the local community

Therefore please first check the List of Nominated Local Green Spaces and maps which can be viewed at: www.southglos.gov.uk/lgsd15 which identifies where further information on any of the above is still needed and then provide us with the additional information, where necessary, using this form:

If you are the landowner and wish to support or object to any of the spaces being nominated, please use this form to tell us how the space does or does not meet the criteria, by completing the questions below.

PLEASE USE A SEPARATE FORM FOR EACH GREEN SPACE

Name and code of nominated space:
Please clearly reference the individual Local Green Space’s code provided in both the List of nominated Local Green Spaces and the maps, available from www.southglos.gov.uk/lgad15 Engine Common. Green Space Code: LGSD 177

A) Ownership of Local Green Space
Please indicate if you or your organisation are the landowner/leaseholder:

No, we are acting as agent for the Landowner

As the land owner / leaseholder, are you aware of the proposal to designate your land?

Yes
Are you in support of or objecting to the proposals to designate this land?

Objecting

If you are objecting to the proposals to designate your land, what are your reasons? (Please refer to criteria in sections C and D below in particular)

This land does not meet the 5 criteria specified below and in Table 1 or paragraph 77 of the National Planning Policy Framework.

It appears that a 'blanket designation' has been adopted of land around Engine Common and this is contrary to the Guidance Notes for LGSD (point 5)

The land is adequately protected by other designations from inappropriate development and therefore this designation is unwarranted.

No evidence has been submitted to justify the contention that this land is of particular importance to the local community as local green space.

B) Map of proposed Local Green Space

PLEASE PROVIDE A MAP WHICH SHOWS THE BOUNDARIES OF THE PROPOSED LOCAL GREEN SPACE
If not previously provided. Please see List of Nominated Local Green Spaces and Mapped, nominated Local Green Spaces to check if this is required. www.southglos.gov.uk/lgsd15

IF YOU ARE THE LANDOWNER PLEASE PROVIDE A MAP OF YOUR OWNERSHIP
This is particularly important if this differs from the area proposed for designation e.g. if you own only part of the proposed Local Green Space, see the mapped, nominated Local Green Spaces: www.southglos.gov.uk/lgsd15

C) Does the space meet the national criteria for designation as a Local Green Space?

Please provide a response to each of the following 5 criteria - where information has not already been provided or is incorrect in the List of nominated Local Green Spaces. (Table 1 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details of the criteria and guidance on what sort of information you may wish to submit):

1. Is the proposed space subject to a planning permission for development? (See Criteria 1 in the guidance note)

No

2. Is the proposed space the subject of an allocation, or proposal to allocate, for development in the Local Plan? (See Criteria 2 in the guidance note)
3. Is the proposed space an extensive tract of land and is it local in character? (See Criteria 3 in the guidance note)

Yes

4. Is the space within close proximity to the community it serves? (See Criteria 4 in the guidance note)

The land does not serve the community.

5. Is the specific space demonstrably special to the local community? e.g. not a blanket designation (see Criteria 5 in the guidance note)

There is no evidence that this land holds any special qualities. No research/surveys have been undertaken and the land is used as paddocks for horses and livestock.

D) Why is the space of particular local significance?

Please use the following response box to provide specific evidence as to how at least one of the following criteria is relevant:

Please state which criterion, 6-11, are relevant to the nominated space. Table 2 of the Local Green Space Designation Updated Guidance Note (June 2015) www.southglos.gov.uk/lgsd15 provides further details on the criteria and guidance on what sort of information you may wish to submit to justify how the space is of particular local significance and demonstrably special to the community that use it:

6. The proposed space is of particular local significance because of its beauty
7. The proposed space is of particular local significance because of its historic significance
8. The proposed space is of particular local significance because of its recreational value
9. The proposed space is of particular local significance because of its tranquillity
10. The proposed space is of particular local significance because of its richness of wildlife
11. The proposed space is of particular local significance because of another reason not covered by criteria 6-10.
If you are objecting to the nominated space, please provide details of how the space might not meet these criteria.

The land is not of particular local significance because of its beauty, historic significance, recreational value, tranquillity, richness of wildlife or any other criteria and no evidence including surveys/reports has been submitted to support this nomination. Therefore the proposal does not satisfy the requirements of the South Gloucestershire Local Plan, Policies, Sites and Places Plan Policy PSP5 and National Planning Policy Framework paragraphs 76 and 77.

The proposal to designate LGSD 177 together with LGSD 806 which adjoin indicate an intention to “blanket” designate land around Engine Common which is clearly contrary to the Guidance Notes for LGSD (point 5).

Please return completed forms by close of business on 21st August 2015
If you are a Parish or Town Council landowner/leaseholder, please reply by the 30th July 2015:

By e-mail: PlanningLDF@southglos.gov.uk
By post:
Strategic Planning Policy and Specialist Advice Team
South Gloucestershire Council
Environment and Community Services Department
PO Box 299
Civic Centre
High Street
Kingswood
Bristol
BS15 0DR

Viewing documents

The consultation documents can be viewed from: www.southglos.gov.uk/lgsd15

The consultation documents are also available to view online at:

- South Gloucestershire Libraries (please refer to www.southglos.gov.uk/libraries for locations and opening times); and

- The Council’s One-Stop Shops, from 8.45am - 5pm Mondays to Wednesdays and 8.45am - 4.30pm Thursdays and Fridays, in the following locations:
  - Thornbury Library, St Mary Street, Thornbury, BS35 2AA
  - Yate, Kennedy Way, BS37 4DQ (access via West Walk)
  - Kingswood Civic Centre, High Street, Kingswood, BS15 9TR
  - Patchway Hub, Rodway Road, Patchway, BS34 5PE
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The information collected as part of this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.
<table>
<thead>
<tr>
<th>Green Space Code</th>
<th>Name of Nominated Space</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGSD177</td>
<td>Engine Common</td>
<td>Ladden Brook Ward</td>
</tr>
</tbody>
</table>
Strategic Planning Policy & Specialist Advice Team  
Environment and Community Services Department  
PO Box 299  
Civic Centre  
Bristol  
BS15 0DR  
20 July 2015  
Our ref: AFG/RJLD/SRO/G3679  
Your ref:  

Dear Sir or Madam,

Proposed Local Green Space (LGS) Designations (June 2015)

Land to the west of North Road, Engine Common, Yate

We write on behalf of our client, Whitbread Group Plc. We are instructed to submit representations in respect of two ongoing consultations:

1. Consultation on the proposed submission Policies, Sites and Places (PSP) Plan, which runs from 22 May 2015 to 3 July 2015; and
2. Consultation on the proposed Local Green Space (LGS) designations, which runs from 18 June 2015 to 30 July 2015.

Our comments are applicable to both consultations.

Previous representations

We have previously submitted the following representations on behalf of our client in respect of this site:

- December 2013 – identifying the site for residential development as part of the emerging South Gloucestershire PSP Plan;
- February 2014 – putting the site forward formally for the Call for Sites process for the South Gloucestershire PSP Plan;
- August 2014 – commenting upon South Gloucestershire’s draft PSP Plan – Part 2 in respect of the site; and
- March 2015 – putting the site forward formally for the Call for Sites for the Joint Strategic Planning Strategy Housing and Economic Land Availability Assessment.

We enclose a copy of these representations for your reference.

Site and Options for Residential Development

The site is located in Engine Common, to the west of North Road and to the South of Mission Road, just outside the defined Yate village boundary.

We append to these representations a site plan and our representations in December 2013, February 2014 and March 2015 which set out the four options we consider there to be for housing development on the site. We anticipate that the site could deliver between circa 15 and 93 homes.
The site’s location adjacent to Yate village means that any housing development coming forward would be served with local transport and amenity facilities, meaning that the development would be sustainable. Housing development on this site would provide a small number of dwellings, helping the Council to meet its set target. Any housing development would also be of the highest standard, designed in a way that would be complementary to Yate’s character.

**Policies, Sites and Places Plan Proposed Submission (March 2015)**

The Call for Sites schedule (May 2015) states that this site (Site ID: 127, reference: CFS156) will not be taken forward because it is “contrary to CS and no additional rural housing supported by Proposed Submission PSP Plan – See Proposed Submission PSP Plan”. We disagree with this and set out our reasons for disagreement within these representations.

**Rural Housing Need**

The proposed submission PSP Plan states that there is "no need for additional allocations in rural areas" (p 132). This has been determined following a Rural Housing Review, which we understand has simply consisted of consultation with Parish and Town Councils and their communities, including landowners and other stakeholders.

This has not been based on strategic assessment of housing need as the Council considers this to be being met through Core Strategy allocations. We disagree with this approach to assessing housing need because it does not comply with the NPPF (paragraph 159) nor the relevant section in the National Planning Practice Guidance (NPPG) (Housing and economic development needs assessments, ID: 2a).

**Core Strategy Review and Review of Housing Targets**

The adopted Core Strategy (2013) sets a housing target of 28,355 new dwellings between 2006 and 2027 (a target of 22,545 additional new dwellings between 2013 and 2027). This is based on a Strategic Housing Market Assessment (SHMA) undertaken in 2009 (including supplementary work undertaken in 2011). During the Core Strategy Examination process, the Inspector considered representations that the housing target was too low, and that it should be significantly raised (as the Inspector notes at para. 80 of the Inspector’s Report, most participants regarded that the minimum target should be at least 33,000 over the Plan period).

The Inspector concluded that the proposed housing target was acceptable in the short-term. However, he noted that the SHMA was undertaken prior to the adoption of the National Planning Policy Framework (NPPF). The Inspector accepted the proposed housing target “subject to the Council undertaking an early review”. This review is to include a revised SHMA to take into account the NPPF. The Inspector concluded that a review/replacement Plan should be in place by the end of 2018. This would allow sufficient time for the Council to take into account the implications of the new SHMA, to assess its housing land supply and the success of the new neighbourhoods in meeting strategic housing need.

Para. 158 of the NPPF states that Local Plans should be based on “adequate, up-to-date and relevant evidence” about the local area. In order for local authorities to have a clear understanding of housing need in their area, they should produce a SHMA and a Strategic Housing Land Availability Assessment (SHLAA) in line with para. 159 of the NPPF.
Para 11.3 of the proposed submission PSP Plan states that South Gloucestershire Council, along with Bristol City Council, Bath & North East Somerset Council and North Somerset Council (collectively constituting the West of England) have commissioned a joint SHMA to assess future housing need across the west of England for the period 2016 to 2036. We are aware of the progress of the Strategy Housing and Economic Land Availability Assessment and submitted the site to the call for sites in this process in March 2015.

It is positive that the Council is seeking to update the SHMA but to this end, we would argue that the allocation of residential sites through the PSP Plan should be postponed until the results of the SHMA are clear. Whilst the Core Strategy has allocated sites for development, it is clear from the Inspector’s report that this is based on old data and should be updated. If the new SHMA finds that there should be additional housing coming forward within the District, then the Council must go through a rigorous process to allocate housing sites to meet identified need. Allocating sites without the knowledge and understanding of housing need in the local area would be premature.

If the new SHMA were to conclude that the District must increase its housing targets, we would suggest that the village boundary of Yate be extended to include our client’s site. Housing development across the whole of our client’s site (Option A) would not sprawl into the Common and would retain the character of the village. Alternatively, development along North Road and/or Mission Road (Options B, C and D) would be in-keeping with the scale of development in the area.

Proposed Local Green Space Designations

We note that the majority of our client’s site is proposed to be designated as a LGS (reference: LGSD177). For the reasons set out below, we do not consider that the site should be designated a LGS.

Paragraph 76 of the NPPF states that identifying land as LGSs should “be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services”. The relevant section of the NPPG goes on to explain that local planning policies “must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making”.

Our concern with the approach to designate LGSs at this stage is that the Council has not yet identified suitable locations to meet development needs as outlined above. If additional housing is required across the Borough (which it is likely it will be), then the presence of LGSs should not impede the delivery of suitable housing sites. The designation of LGSs should follow a comprehensive review of housing need and land availability, which has not occurred yet. Our client’s site could potentially deliver much needed homes but the presence of a LGS designation may be considered by the Council to limit development which could result in the Council not meeting its objectively assessed housing targets.

In relation to the site itself, we note that the nomination refers to a “network of lanes and paths across the common” which provides “recreational activities for walkers, cyclists and horse riders”. We would like to note that the fields themselves are not publicly accessible and are not used for recreational activities by the local community. Amongst other criteria, paragraph 77 of the NPPF states that the green area should be “demonstrably special to a local community and holds a particular local significance”. We would disagree that this has been demonstrated sufficiently to warrant a nomination.
We also note that the nomination states that the “area provides a home for wildlife”, but this claim has not been verified by any expert ecologist so should be discounted unless robust evidence can be provided.

Proposed submission PSP Plan draft Policies PSP4 and PSP5

For the reasons set out above with regard to objectively assessed need, we do not consider that the contents of draft policies PSP4 and PSP5 are appropriate at this time.

Draft Policy PSP4 (Designated Local Green Spaces) in the proposed submission PSP Plan states:

“inappropriate development within a designated Local Green Space, as shown on the Policies Map and set out in Appendix 2, will not be permitted, except in very special circumstances. The construction of new buildings on Local Green Spaces is inappropriate…”

Draft Policy PSP5 (Undesignated Open Spaces within Urban Areas and Settlements) in the proposed submission PSP Plan states:

“Development on undesignated open space within the urban areas and settlements defined on the Policies Map, will only be permitted where it would not adversely affect the contribution that an open area makes to the quality, character, biodiversity, sustainable water management, recreation opportunities, heritage value, amenity or distinctiveness of the locality.

Where a site contributes to local character and distinctiveness, measures to enhance and manage these areas will be negotiated.”

We consider it premature to be designating LGSs and restricting development (draft Policy PSP4) on land that could potentially deliver much needed housing for the local area. Restricting development on undesignated open spaces within urban areas and settlements (draft Policy PSP5) may be appropriate in the future once an up-to-date assessed housing target has been set and land allocated accordingly.

In the absence of this assessment, we consider that draft policies PSP4 and PSP5 as well as the proposed LGS designations do not constitute sustainable development in accordance with paragraph 7 of the NPPF which states that the planning system should provide a “supply of housing required to meet the needs of present and future generations”.

If you have any queries, please do not hesitate to contact Suzanne Robson or Robert Davies of these offices in the first instance.

Gerald Eve LLP

[Redacted]

Cc: Whitbread Group PLC
Encs.  Joint Strategic Planning Strategy: Call for Sites – Housing and Economic Land Availability Assessment – 6 March 2015
South Gloucestershire Policies, Sites and Places Plan: Call for Sites Covering Letter – 07 February 2014
Plan appended to February 2014 representations (Engine Common, Yate, BS37)
South Gloucestershire Policies, Sites and Places Plan Representations – 12 December 2013
Dear Sir or Madam,

South Gloucestershire Draft Policies, Sites and Places Plan – Part 2
Land to the west of North Road, Engine Common, Yate

We write on behalf of our client, Whitbread Group Plc. We are instructed to submit representations in respect of the draft Policies, Sites and Places (PSP) Plan – Part 2 (June 2014). We previously submitted representations on behalf of our client in January 2013 and then again to the Call for Sites process in February 2014. We enclose a copy of these representations for your reference.

Previous Call for Sites Representations

In February 2014 we put forward our client’s site for consideration for housing (Site ID: 127, Reference: CFS156). We consider there to be four options for housing development on the site. These are outlined in our Call for Sites submission but in summary, between 15 and 93 homes could be delivered on the site.

The Call for Sites – Submitted sites schedule and maps document states that this site will not be taken forward because the “site not supported by CS and Draft PSP Plan” (page 9). We disagree with this and set out our reasons for disagreement within these representations.

Rural Housing Need

The draft PSP Plan states on p187 that:

“as a result of the Rural Housing Consultation 2013/14…the Parish Council has not identified a local need for additional housing over and above that allowed by existing planning policies to meet the need of this village.”

We understand that this view is the view of the Parish Council as a result of the Rural Housing Review and not the view of South Gloucestershire District Council. We do not agree with the Parish Council’s conclusion that there is no need for additional housing over and above that allowed by existing planning policies in Engine Common.

The Rural Housing Review has consisted of consultation with Parish and town councils. This has not been based on strategic assessment of housing need as the Council considers this to be being met through Core Strategy allocations. We understand that this Review is to discuss with Parish Councils whether they would like additional development within their town/village and if they consider the settlement boundaries to be redrawn.
Core Strategy Review and Review of Housing Targets

The adopted Core Strategy (2013) sets a housing target of 28,355 new dwellings between 2006 and 2027 (a target of 22,545 additional new dwellings between 2013 and 2027). This is based on a Strategic Housing Market Assessment (SHMA) undertaken in 2009 (including supplementary work undertaken in 2011). During the Core Strategy Examination process, the Inspector considered representations that the housing target was too low, and that it should be significantly raised (as the Inspector notes at para. 80 of the Inspector’s Report, most participants regarded that the minimum target should be at least 33,000 over the Plan period).

The Inspector concluded that the proposed housing target was acceptable in the short-term. However, he noted that the SHMA was undertaken prior to the adoption of the National Planning Policy Framework (NPPF). The Inspector accepted the proposed housing target “subject to the Council undertaking an early review”. This review is to include a revised SHMA to take into account the NPPF. The Inspector concluded that a review/replacement Plan should be in place by the end of 2018. This would allow sufficient time for the Council to take into account the implications of the new SHMA, to assess its housing land supply and the success of the new neighbourhoods in meeting strategic housing need.

We are not aware that the Council has begun the process to review its SHMA and its housing targets. Whilst the Core Strategy has allocated sites for development, it is clear from the Inspector’s report that this is based on old data and should be updated. If a new assessment finds that there should be additional housing coming forward within the District, then the Council must go through a rigorous process to allocate housing sites to meet identified need.

Para. 158 of the NPPF states that Local Plans should be based on “adequate, up-to-date and relevant evidence” about the local area. In order for local authorities to have a clear understanding of housing need in their area, they should produce a SHMA and a Strategic Housing Land Availability Assessment (SHLAA) in line with para. 159 of the NPPF.

If a revised SHMA were to conclude that the District must increase its housing targets, we would suggest that the village boundary of Yate be extended to include our client’s site. Housing development across the whole of our client’s site (Option A) would not sprawl into the Common and would retain the character of the village. Alternatively, development along North Road and/or Mission Road (Options B, C and D) would be in-keeping with the scale of development in the area.

It is our view that the Council ought to consider the above development options for the site in respect of the emerging Plan.

If you have any queries, please do not hesitate to contact Suzanne Robson or Robert Davies of these offices in the first instance.

Yours faithfully,

Gerald Eve LLP
Plan appended to February 2014 representations (Engine Common, Yate, BS37)
South Gloucestershire Policies, Sites and Places Plan Representations – 12 December 2013
Dear Sir or Madam,

Joint Strategic Planning Strategy: Call for Sites - Housing and Economic Land Availability Assessment
Land to the west of North Road, Engine Common, Yate

We write on behalf of our client, Whitbread Group Plc. We are instructed to submit representations in respect of the Call for Sites for the Joint Strategic Planning Strategy Housing and Economic Land Availability Assessment.

We have previously submitted the following representations on behalf of our client in respect of this site:
- December 2013 – identifying the site for residential development as part of the emerging South Gloucestershire Policies, Sites and Places Plan;
- February 2014 – putting the site forward formally for the Call for Sites process for the South Gloucestershire Policies, Sites and Places Plan; and
- August 2014 – commenting upon South Gloucestershire’s draft Policies, Sites and Places (PSP) Plan – Part 2 in respect of the site.

We enclose a copy of these representations for your reference.

Call for Sites – Housing and Economic Land Availability Assessment

The site is located in Engine Common, to the west of North Road and to the South of Mission Road, just outside the defined Yate village boundary. A plan providing further details of the site has been submitted with this representation.

The site’s location adjacent to Yate village means that any housing development coming forward would be served with local transport and amenity facilities, meaning that the development would be sustainable. Housing development on this site would provide a small number of dwellings, helping the Council to meet its set target. Any housing development would also be of the highest standard, designed in a way that would be complementary to Yate’s character.

We consider there to be four options for housing development on site. These options are shown on separate maps:

A. Option A – 4.16 ha – Housing development across the whole site, as shown outlined in red on the appended plan. We anticipate that this option could deliver circa 93 homes. This option would deliver the maximum number of homes on the site, helping to meet set
housing targets. The site is surrounded by established field boundaries, meaning that the
development would be contained and would not sprawl into the Common;

B. Option B – 0.51 ha – Housing development along the eastern edge of the site, along North
Road, as shown outlined in blue on the appended plan. We anticipate that this option could
deliver circa 15 homes. Development along this side of the road would mirror that currently
existing on the eastern side of North Road. Housing along this road would be in-keeping
with the linear character of the village and would be of a high quality so as to enhance the
streetscape;

C. Option C – 0.51 ha – Housing development along the north-western edge of the site, along
Mission Road, as shown outlined in blue on the appended plan. We anticipate that this
option could deliver circa 30 homes. Again, this would mirror existing housing development
on the other side of Mission Road and would be in-keeping with the scale of development
in this area;

D. Option D – 1.30 ha – A combination of B and C, i.e. housing along North Road and Mission
Road. We anticipate that this option could deliver circa 30 homes. As previously stated,
development along these roads would be in-keeping with the character of the village.

We consider option A to be the preferred option, given that it would deliver the maximum amount of
housing on a small site adjacent to Yate village. We would be grateful if the Council consider the
above development options for the site in respect of the emerging Housing and Economic Land
Availability Assessment.

In accordance with the Call for Site requirements, we have enclosed a Call for Sites Form and a
boundary map which shows the development options outlined above.

If you have any queries, please do not hesitate to contact Suzanne Robson or
Robert Davies of these offices in the first instance.

Yours faithfully

Gerald Eve LLP

C: Whitbread Group PLC

Encs. Call for Sites Response Form
South Gloucestershire Policies, Sites and Places Plan; Call for Sites Covering Letter – 07 February 2014
Plan appended to February 2014 representations (Engine Common, Yate, BS37)
South Gloucestershire Policies, Sites and Places Plan Representations – 12 December 2013
Dear Sir or Madam,

South Gloucestershire Policies, Sites and Places Plan: Call for Sites

We write on behalf of our client, Whitbread Group Plc. We are instructed to submit representations in respect of the Call for Sites for the emerging Plan.

The site is located in Engine Common, to the west of North Road and to the South of Mission Road, just outside the defined Yate village boundary. A plan providing further details of the site has been submitted with the Call for Sites.

The site’s location adjacent to Yate village means that any housing development coming forward would be served with local transport and amenity facilities, meaning that the development would be sustainable. Housing development on this site would provide a small number of dwellings, helping the Council to meet its set target. Any housing development would also be of the highest standard, designed in a way that would be complementary to Yate’s character.

We consider there to be four options for housing development on site. These options are shown on separate maps:

A. Option A – 4.16 ha – Housing development across the whole site, as shown outlined in red on the appended plan. We anticipate that this option could deliver circa 93 homes. This option would deliver the maximum number of homes on the site, helping to meet set housing targets. The site is surrounded by established field boundaries, meaning that the development would be contained and would not sprawl into the Common;

B. Option B – 0.51 ha – Housing development along the eastern edge of the site, along North Road, as shown outlined in blue on the appended plan. We anticipate that this option could deliver circa 15 homes. Development along this side of the road would mirror that currently existing on the eastern side of North Road. Housing along this road would be in-keeping with the linear character of the village and would be of a high quality so as to enhance the streetscape;

C. Option C – 0.51 ha – Housing development along the north-western edge of the site, along Mission Road, as shown outlined in blue on the appended plan. We anticipate that this option could deliver circa 30 homes. Again, this would mirror existing housing development on the other side of Mission Road and would be in-keeping with the scale of development in this area;
D. Option D — 1.30 ha — A combination of B and C, i.e. housing along North Road and Mission Road. We anticipate that this option could deliver circa 30 homes. As previously stated, development along these roads would be in-keeping with the character of the village.

We consider option A to be the preferred option, given that it would deliver the maximum amount of housing on a small site adjacent to Yale village. We would be grateful if the Council consider the above development options for the site in respect of the emerging Plan.

If you have any queries, please do not hesitate to contact Suzanne Robson [contact info] or Robert Davies [contact info] of these offices in the first instance.

Yours faithfully

[Redacted]

Gerald Eve LLP

[Redacted]

Co. [Redacted] Whitbread Group PLC
Dear Sir or Madam,

**South Gloucestershire Policies, Sites and Places Plan**

We write on behalf of our client, Whitbread Group Plc. We are instructed to submit representations in respect of the emerging Plan. The Policies, Sites and Places Plan will “identify sites for smaller scale developments” and we consider that the inclusion of our client’s site for housing would be appropriate.

The site is located in Engine Common, to the west of North Road and to the South of Mission Road, just outside the defined Yate village boundary. A plan providing further details of the site is appended to this letter (the site boundary is outlined in red).

The site’s location adjacent to Yate village means that any housing development coming forward would be served with local transport and amenity facilities, meaning that the development would be sustainable. Housing development on this site would provide a small number of dwellings, helping the Council to meet its set target. Any housing development would also be of the highest standard, designed in a way that would be complementary to Yate’s character.

We consider there to be four options for housing development on site:

- **A.** Housing development across the whole site, as shown outlined in red on the appended plan. We anticipate that this option could deliver circa 93 homes. This option would deliver the maximum number of homes on the site, helping to meet set housing targets. The site is surrounded by established field boundaries, meaning that the development would be contained and would not sprawl into the Common;

- **B.** Housing development along the eastern edge of the site, along North Road, as shown outlined in blue on the appended plan. We anticipate that this option could deliver circa 15 homes. Development along this side of the road would mirror that currently existing on the eastern side of North Road. Housing along this road would be in-keeping with the linear character of the village and would be of a high quality so as to enhance the streetscape;

- **C.** Housing development along the north-western edge of the site, along Mission Road, as shown outlined in blue on the appended plan. We anticipate that this option could deliver circa 30 homes. Again, this would mirror existing housing development on the other side of Mission Road and would be in-keeping with the scale of development in this area;
D. A combination of B and C, i.e. housing along North Road and Mission Road. We anticipate that this option could deliver circa 30 homes. As previously stated, development along these roads would be in-keeping with the character of the village.

We consider option A to be the preferred option, given that it would deliver the maximum amount of housing on a small site adjacent to Yale village. We would be grateful if the Council consider the above development options for the site in respect of the emerging Plan.

If you have any queries, please do not hesitate to contact Suzanne Robson or Robert Davies of these offices in the first instance.

Yours faithfully

Gerald Eve LLP

Cc: Whitbread Group PLC